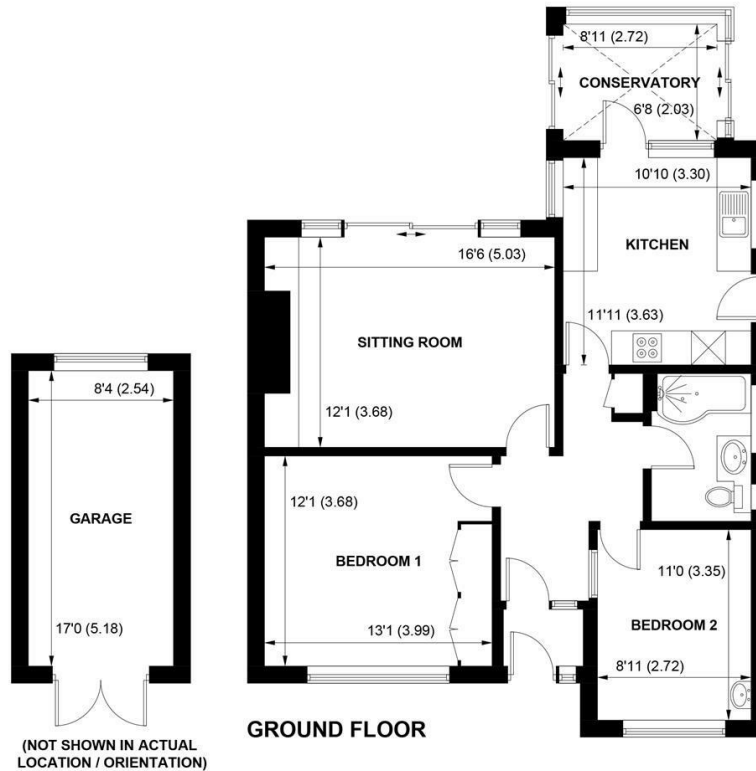


SW

WILLIAMS



22 FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9JS



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 851 SQ FT / 79.1 SQ M

GARAGE = 145 SQ FT / 13.5 SQ M

TOTAL = 996 SQ FT / 92.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£445,000 Freehold

22, FITZALAN ROAD,
ARUNDEL, BN18 9JS

- Charming Bungalow
- Peaceful Location
- Bright & Spacious
- Sitting Room with Log Burner
- Fitted Kitchen
- Two Double Bedrooms
- Delightful Rear Garden
- Garage/Store Room
- Off-Road Parking

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = D

An opportunity to purchase a two bedroom semi-detached bungalow situated within walking distance of Arundel town centre. The property has been improved by the current owners and enjoys ample off-road parking & a delightful secluded rear garden.

Situated in a quiet location accessible to the facilities in Arundel including the mainline train station with its London & coastal service. There are good road links to the surrounding areas via the A27 & A29.

The bright accommodation comprises entrance porch leading to a spacious hall with doors to all principle rooms. The sitting room enjoys a multi-fuel burner, sliding doors to the garden, and a built-in shelving & storage unit with a projector screen and ceiling & wall speakers, creating the perfect home cinema.

The kitchen is fitted with a range of neutral units with built-in appliances including fridge-freezer, dishwasher, washing machine, oven & hob. There is a door allowing side access. Leading through is the conservatory, which is currently used as the dining room, with two sets of sliding doors opening to the garden.

There are two double bedrooms located at the front of the property, with the main

bedroom benefitting from built-in wardrobes. The modern family bathroom is fully tiled and fitted with a bath with shower over, heated towel rail, WC & wash basin.

The bathroom & kitchen are fitted with ceiling speakers.

Outside, the enclosed rear garden is mainly laid to lawn with a flower bed and a large paved terrace, the perfect spot for entertaining and alfresco dining. There is a side gate to the garage which is ideal for storage. To the front is a driveway allowing off-road parking for 3 cars.

Directions

From our office head straight over the roundabout and turn right into Queens Lane. Follow the road round onto Fitzalan Road where the property will be found on the right hand side.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

